

Official Proceedings

June 4, 2020

10:00 am

Chairman Kuntz called the special meeting of the Stark County Board of Commissioners to order. Members present: Commissioner Franchuk, Commissioner Zander and Commissioner Elkin. Commissioner Arthaud absent. The meeting was open to the public and access granted through a conference call.

Public Hearing – County Board of Equalization

Chairman Kuntz opened the County Board of Equalization public hearing. The sign-in sheet for the hearing is on file with the Stark County Tax Director's office.

City of Richardton

Tax Director Natalie Wandler reported in the City of Richardton the true and full valuation at \$75,170,370 and the taxable valuation at \$3,602,746. New residential construction of \$159,300 and new commercial construction of \$119,600 was reported. There were no comments from the public regarding the City of Richardton's assessment.

MOTION BY: Commissioner Zander **SECOND BY:** Commissioner Franchuk

To accept the City of Richardton's taxable valuation of \$3,602,746.

DISPOSITION: Roll call vote. All voted aye. Motion carried

City of Taylor

Tax Director Natalie Wandler reported in the City of Taylor the true and full valuation at \$13,273,800 and the taxable valuation at \$606,171. New residential construction was reported at \$21,600 with no new commercial construction. Ms. Wandler did work with the City of Taylor to bring them within the threshold and did a 4% increase last year and another 4% increase this year. There were no comments from the public regarding the City of Taylor's assessment.

MOTION BY: Commissioner Zander **SECOND BY:** Commissioner Franchuk

To accept the City of Taylor's taxable valuation of \$606,171.

DISPOSITION: Roll call vote. All voted Aye. Motion carried

City of Gladstone

Tax Director Natalie Wandler reported in the City of Gladstone the true and full valuation at \$14,206,600 and the taxable valuation at \$644,605. New residential construction of \$17,700 and no new commercial construction was reported. There were no comments from the public regarding the City of Gladstone's assessment.

MOTION BY: Commissioner Elkin **SECOND BY:** Commissioner Zander

To accept the City of Gladstone's taxable valuation of \$644,605.

DISPOSITION: Roll call vote. All voted aye. Motion carried

City of South Heart

Tax Director Natalie Wandler reported in the City of South Heart the true and full valuation at \$35,350,100 and the taxable valuation at \$1,630,185. New residential construction of

\$874,900 and no new commercial construction reported. There were no comments from the public regarding the City of South Heart's assessment.

MOTION BY: Commissioner Franchuk **SECOND BY:** Commissioner Zander

To accept the City of South Heart's taxable valuation of \$1,630,185.

DISPOSITION: Roll call vote. All voted aye. Motion carried

City of Belfield

Tax Director Natalie Wandler reported in the City of Belfield the true and full valuation at \$57,047,200 and the taxable valuation at \$2,657,763. New residential construction of \$364,800 and new commercial construction of \$655,100 was reported. There were no comments from the public regarding the City of Belfield's assessment.

MOTION BY: Commissioner Zander **SECOND BY:** Commissioner Franchuk

To accept the City of Belfield's taxable valuation of \$2,657,763.

DISPOSITION: Roll call vote. All voted aye. Motion carried

City of Dickinson

Joe Hirschfeld, City of Dickinson Assessor presented on behalf of the City of Dickinson. Mr. Hirschfeld reported in the City of Dickinson the true and full valuation at \$2,548,870,244, and a taxable valuation of \$120,129,473. New residential construction of \$26,398,900 and new commercial construction of \$28,050,400 was reported.

MOTION BY: Commissioner Zander **SECOND BY:** Commissioner Elkin

To accept the City of Dickinson's Assessor's report and the taxable valuation of \$120,129,473.

DISPOSITION:

Chairman Kuntz asked for any concerns with the City of Dickinson assessments.

Riley Kuntz, 238 5th Avenue West, Dickinson, ND, Parcel #41-0020-09001-100, Dakota Land & Col. Lot 11, Block 1. Mr. Kuntz is contesting the 2020 valuation of \$215,800 due to the property tax card being incorrect, and is requesting valuation be changed to \$180,000. Mr. Kuntz was directed to contact Mr. Hirschfeld and schedule a time to meet for review of the property along with Ms. Wandler to determine further resolution. Ms. Wandler was directed to bring the property back for further review.

MOTION BY: Commissioner Elkin **SECOND BY:** Commissioner Franchuk

To table this property located at 238 5th Avenue West belonging to Riley and Michelle Kuntz

DISPOSITION: Roll call vote. All voted aye. Motion carried

Haliburton, Kimberly King, 270 34th Street West, Dickinson, ND Parcel # 41-8010-01000-300, North Industries 1 Lot 3-5, Block 1. Ms. King is contesting the 2020 value of \$20,004,900 due to when the building was built in 2013 the oil and gas business was booming, and now there is no need for their services and property. The property is large and for a specific use. Ms. King is requesting the Board's consideration to adjust the 2020 valuation to \$8,700,000.

MOTION BY: Commissioner Zander **SECOND BY:** Commissioner Franchuk

To accept the City of Dickinson's assessment for the Haliburton property.

DISPOSITION: Roll call vote. All voted aye. Motion carried

Chairman Kuntz asked if there were any other concerns from the public concerning City of Dickinson assessments. There were none.

Stark County

Tax Director Natalie Wandler presented Kompleks Assessment Solutions LLC values on industrial properties located in Stark County. There were no comments from the public concerning industrial property values. Ms. Wandler continued with Stark County reporting true and full valuation of \$1,245,246,865, and the taxable valuation at \$60,126,857 for 2020. New residential construction of \$4,830,880 and new commercial construction of \$68,776,788 was reported. Farmland has an increase of 7% and the average value per acre is \$448.20.

Chairman Kuntz asked for any concerns with Stark County assessments.

Shayna Clarys, 3735 83rd Ave SW, Richardton, ND Parcel #03-0000-00339-000, NE4 Section 7, Township 139 Range 91, questioned her increase of 400%. Ms. Wandler explained that the previous owners were farm exempt, so only paid taxes on the land, Ms. Clarys would now need to apply for the farm exemption. Ms. Clarys was directed to contact the Tax Director for a review of the requirements.

MOTION BY: Commissioner Zander **SECOND BY:** Commissioner Elkin
To accept the Stark County taxable valuation of \$60,126,857 as presented, with the exception of the Clarys property which will be tabled until the Property Owner and Tax Director can meet to review if property qualifies for farm exemption.

DISPOSITION: Roll call vote. All voted aye. Motion carried

Chairman Kuntz closed the public hearing.

MOTION BY: Commissioner Elkin **SECOND BY:** Commissioner Zander
To adjourn the meeting.
DISPOSITION: Motion carried

Kay Haag, Auditor

Pete Kuntz, Chairman